

City Council  
Atlanta, Georgia

**10- 0 -1744**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-10-27**  
Date Filed: 9-1-2010

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

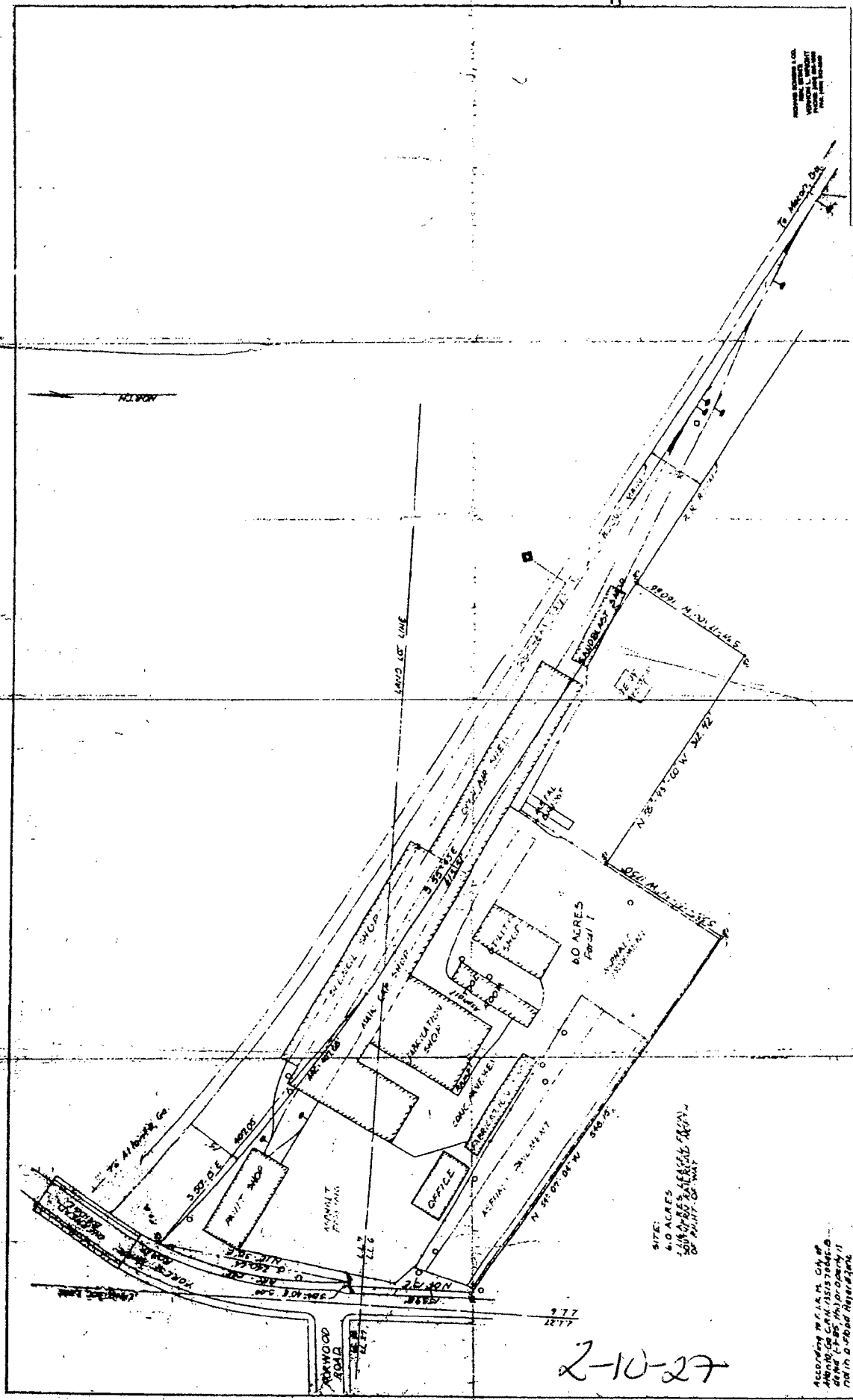
SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2100 FOREST PARK ROAD, S.E.**, be changed from the I-1 (Light Industrial), R-5 (Two Family Residential) and I-2 (Heavy Industrial) zoning districts to the I-2 (Heavy Industrial) zoning district, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 6, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



Thomas O. Gentry and Georgia  
 Federal Agent, F.S.B.  
 Date: 10-1-54  
 1000 District  
 Atlanta, Georgia  
 1000 District  
 Atlanta, Georgia



1000 District  
 Atlanta, Georgia



2-10-27

According to the map on page  
 1 of the map, the property is  
 not in a road reservation.

**2100 FOREST PARK ROAD  
LEGAL DESCRIPTION  
PROTION ZONED I-1  
EXHIBIT "A"**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7, OF THE 14TH LAND DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF FOREST PARK ROAD ( R/W VARIES ) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SOUTHERN RAILROAD ( 150' R/W ) ; THENCE FOLLOWING ALONG SAID RIGHT OF WAY LINE OF THE SOUTHERN RAILROAD ALONG A CURVE TO THE LEFT SAID CURVE HAVING AN ARC DISTANCE OF 371.80 FEET AND HAVING A RADIUS OF 2,117.36 FEET SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49 DEGREES 43 MINUTES 52 SECONDS EAST AND A CHORD DISTANCE OF 371.32 FEET TO A POINT ON THE LAND LOT COMMON TO LAND LOTS 6 AND 7 ; THENCE LEAVING SAID RIGHT OF WAY LINE OF THE SOUTHERN RAILROAD AND FOLLOWING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 6 AND 7 SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 341.35 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF FOREST PARK ROAD ( R/W VARIES ) ; THENCE FOLLOWING ALONG SAID RIGHT OF WAY LINE OF FOREST PARK ROAD NORTH 04 DEGREES 13 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 5.68 FEET TO A POINT; THENCE SOUTH 84 DEGREES 40 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE FOLLOWING ALONG A CURVE TO THE RIGHT SAID CURVE HAVING AN ARC DISTANCE OF 242.00 FEET AND A RADIUS OF 657.24 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 12 DEGREES 38 MINUTES 00 SECONDS EAST AND A CHORD DISTANCE OF 240.64 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SOUTHERN RAILROAD AND THE **POINT OF BEGINNING**. SAID TRACT BEING IMPROVED PROPERTY CONTAINING 40,247.04 SQUARE FEET ( 0.92 ACRES ), ACCORDING TO A SURVEY DATE SEPTEMBER 14, 2010 BY A.S. GIOMETTI AND ASSOCIATES INC., AND IS THAT PORTION OF 2100 FOREST PARK ROAD CURRENTLY ZONED I-1

2-10-027

**2100 FOREST PARK ROAD  
LEGAL DESCRIPTION  
PORTION ZONED R-5  
EXHIBIT "A"**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 6 AND 7 OF THE 14TH LAND DISTRICT OF FULTON COUNTY GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT A POINT ON THE SOUTHEAST RIGHT OF WAY LINE OF FOREST PARK ROAD ( R/W VARIES ) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SOUTHERN RAILROAD ( 150' R/W ) ; THENCE FOLLOWING ALONG SAID RIGHT OF WAY LINE OF FOREST PARK ROAD ALONG A CURVE TO THE LEFT SAID CURVE HAVING AN ARC DISTANCE OF 242.00 FEET AND A RADIUS OF 657.24 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12 DEGREES 38 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 240.64 FEET TO A POINT; THENCE NORTH 84 DEGREES 40 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 04 DEGREES 13 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 5.68 TO A POINT ON THE LAND LOT LINE COMMON TO LAND LOTS 6 AND 7 AND BEING **THE TRUE POINT OF BEGINNING**; THENCE SOUTH 04 DEGREES 13 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 148.30 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE OF FOREST PARK ROAD SOUTH 54 DEGREES 07 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 147.20 FEET TO A POINT; THENCE NORTH 03 DEGREES 56 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 234.73 FEET TO A POINT ON THE LINE COMMON TO LAND LOTS 6 AND 7; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 124.50 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF FOREST PARK ROAD AND THE POINT OF BEGINNING. SAID TRACT BEING IMPROVED PROPERTY CONTAINING 23,867.21 SQUARE FEET ( 0.55 ACRES ), AND BEING CURRENTLY ZONED R-5. ACCORDING TO A SURVEY BY A.S. GIOMETTI AND ASSOCIATES INC., DATED SEPTEMBER 14, 2010

RECEIVED  
FULTON COUNTY  
GEORGIA  
2010

2-10-057